



7 Preston Road, Tonbridge, Kent, TN9 1UH

Guide Price £475,000 - £495,000

Jack Charles
Estate Agents

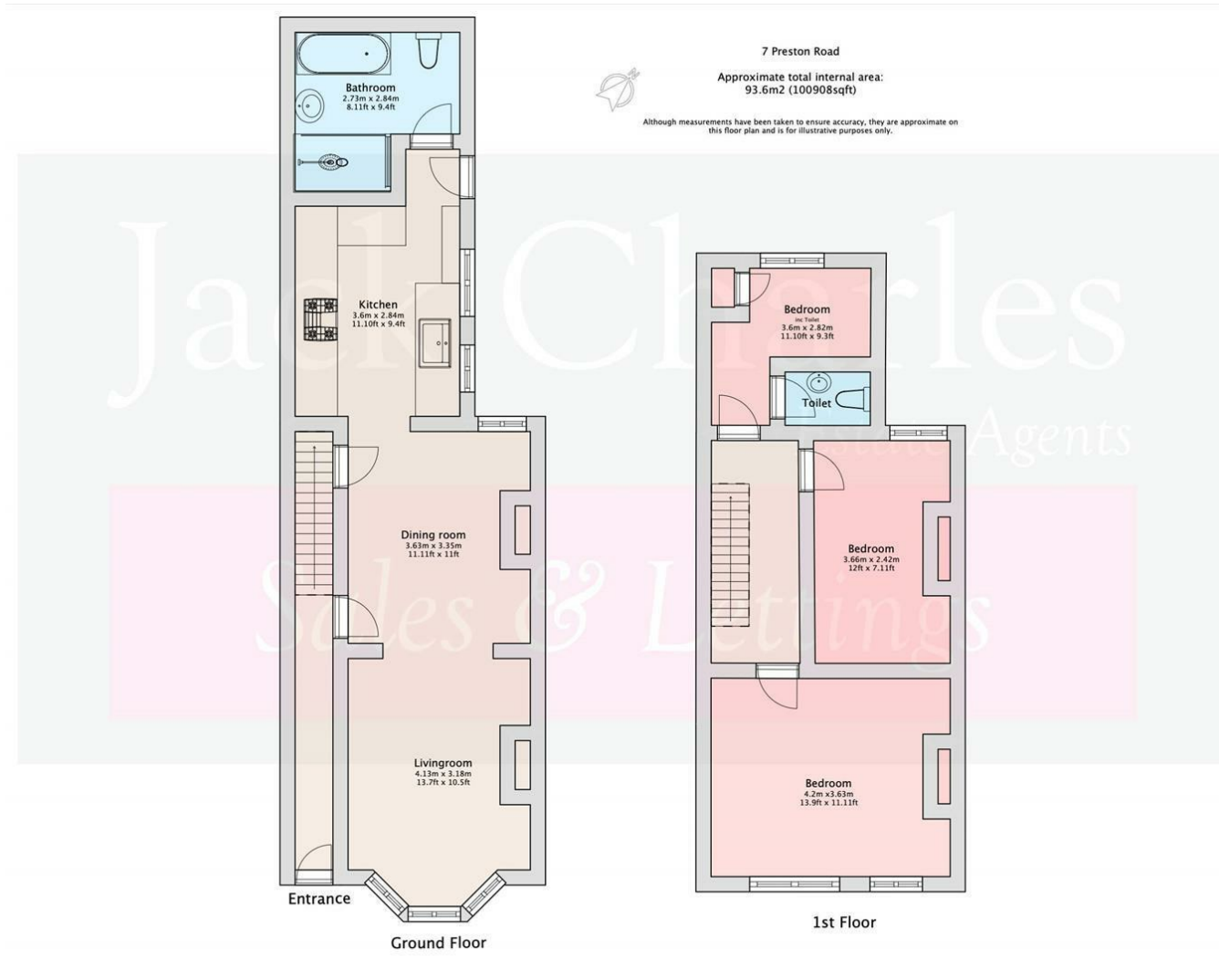
Sales & Lettings

- Victorian Semi Detached House
- Refurbished Throughout
- New Carpets & Flooring

- New Fitted Kitchen & Bathroom
- Two Reception Rooms
- Double Glazed & Gas Central Heating

- South Tonbridge
- Three Bedrooms & First Floor W.C
- Enclosed Rear Garden

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



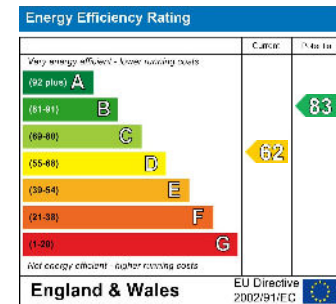
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To Be Sold

Jack Charles welcome to the market this wonderful Victorian semi detached home located within the ever popular south side of Tonbridge favoured for its close proximity to the town, train station, great schools with recreational facilities and parks. The property has recently been subject to renovation with original character features and modern refinements to offer a convenient move. In principle the property offers entrance hall, bay fronted living room which like the rest of the property has been re-plastered with the addition of new carpet and new floors throughout. This room interconnects through to the dining room with a period fireplace and under stairs cupboard and connecting access through to a brand new fitted kitchen with integrated appliances with rear lobby leading to a brand new fitted bath/shower room which now makes much better use of the original space. To the first floor the landing leads off to three well appointed bedrooms and a useful first floor cloakroom w.c. Externally the rear garden is good size with patio, side return and is lawned beyond with brick and fence boundary. The location being so close to the mainline train station and town is often sought and early viewings are strongly encouraged by instructed sole agents Jack Charles.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full scale of education from Nursery to College and includes Grammar & Private schools such as the world-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).





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Castle Lodge
Castle Street, Tonbridge
Kent, TN9 1BH
Tel: (01732) 75 75 80
E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk



Jack Charles



Jack Charles



Jack Charles



Jack Charles